

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Craig G. Margulies, Esq. (State Bar No. 185925) Craig@MarguliesFaithLaw.com Monsi Morales, Esq. (State Bar No. 235520) Monsi@MarguliesFaithLaw.com MARGULIES FAITH LLP 16030 Ventura Blvd., Suite 470 Encino, CA 91436 Telephone: (818) 705-2777 Facsimile: (818) 705-3777 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Schaefer Ambulance Service, Inc.	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: SCHAEFER AMBULANCE SERVICE, INC., Debtor(s).	CASE NO.: 2:19-bk-11809-NB CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 09/24/2019	Time: 2:00 pm
Location: 255 East Temple Street, Los Angeles, CA	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 09/20/2019 by 12:00 PM

Description of property to be sold:

The estate's right, title and interest in and to the real property commonly known as:
740 South Atlantic Boulevard, Los Angeles, Ca, APN 6341-040-029

Terms and conditions of sale:

The Debtor is providing marketable title to the Property. The sale is otherwise "as-is," "where-is," "with all faults," and without any representations or warranties of any kind. The sale is subject to overbid at the hearing.

Proposed sale price: \$ 380,000.00

Overbid procedure (if any): Initial overbid \$10,000 above the proposed sale price, with each additional bid in \$2,000 increments. Overbidders must deliver a deposit of \$39,000 by way of cashier's check made payable to "Schaefer Ambulance Service, Inc." and proof of financial ability to close the sale to Debtor's counsel by 5:00 pm on 09/23/2019.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: September 24, 2019
Time: 2:00 p.m.
Place: Courtroom 1545
255 East Temple Street
Los Angeles, California 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Any person who wishes to receive a copy of the Motion can do so by contacting the Debtor's counsel at the address set forth below.

Potential bidders can obtain information about the Property and submit an Overbid (with deposit) to Debtor's counsel:

Monsi Morales, Esq.
MARGULIES FAITH LLP
16030 Ventura Blvd., Suite 470
Encino, CA 91436
Tel: (818) 705-2777
Fax: (818) 705-3777
Email: Monsi@MarguliesFaithLaw.com

Date: 09/13/2019

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

16030 Ventura Boulevard, Suite 470
Encino, CA 91436

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 09/13/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 09/13/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

JUDGE:

Service on Judge not required per Judge Bason's Procedures (Rev. 8/9/18)

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 09/13/2019, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Via email

Debtor Broker: Standard Mortgage, Inc. dba Standard Realty, Agent: Cyrus Ahmadi, cyrus@standardmailbox.com

Buyer's Broker: Capitol Realty, Reza Arshadi arshadi.reza@gmail.com

Perspective Buyer Ludwig Parsamian, Broker, Sr. Adviser, Investor, Ludwigpk@yahoo.com

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

09/13/2019

Date

DAVID BROTMAN

Printed Name

/s/ David Brotman

Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

J Scott Bovitz on behalf of Creditor Children's Hospital Los Angeles

bovitz@bovitz-spitzer.com

Michael G Fletcher on behalf of Creditor Cathay Bank

mfletcher@frandzel.com, sking@frandzel.com

Raffi Khatchadourian on behalf of Creditor TCF EQUIPMENT FINANCE, a Division of TCF NATIONAL BANK

raffi@hemar-rousso.com

Dare Law on behalf of U.S. Trustee United States Trustee (LA)

dare.law@usdoj.gov, ron.maroko@usdoj.gov; Alvin.mar@usdoj.gov

Craig G Margulies on behalf of Debtor Schaefer Ambulance Service, Inc

Craig@MarguliesFaithlaw.com, Victoria@MarguliesFaithlaw.com; David@MarguliesFaithLaw.com;
Helen@MarguliesFaithlaw.com

Roksana D. Moradi-Brovia on behalf of Interested Party Courtesy NEF

roksana@rhmfirm.com, matt@rhmfirm.com; rosario@rhmfirm.com; janita@rhmfirm.com; jhayes@rhmfirm.com;
susie@rhmfirm.com; max@rhmfirm.com; priscilla@rhmfirm.com; pardis@rhmfirm.com; russ@rhmfirm

Monserat Morales on behalf of Debtor Schaefer Ambulance Service, Inc

Monsi@MarguliesFaithLaw.com, Victoria@MarguliesFaithLaw.com; David@MarguliesFaithLaw.com;
Helen@marguliesfaithlaw.com

Kelly L Morrison on behalf of U.S. Trustee United States Trustee (LA)

kelly.l.morrison@usdoj.gov

Valerie Smith on behalf of Interested Party Courtesy NEF

claims@recoverycorp.com

United States Trustee (LA)

ustpreion16.la.ecf@usdoj.gov

Reed S Waddell on behalf of Defendant Cathay Bank, a California banking corporation

rwaddell@frandzel.com, sking@frandzel.com

Kenneth K Wang on behalf of Creditor California Department of Health Care Services

kenneth.wang@doj.ca.gov, Jennifer.Kim@doj.ca.gov; Stacy.McKellar@doj.ca.gov;
yesenia.caro@doj.ca.gov

Gerrick Warrington on behalf of Creditor Cathay Bank

gwarrington@frandzel.com, sking@frandzel.com

Christopher D Crowell on behalf of Creditor TCF EQUIPMENT FINANCE, a Division of TCF NATIONAL BANK

ccrowell@hrhlaw.com

Frances M O'Meara on behalf of Defendant James McNeal, III, Leslie M. McNeal, Louella M. McNeal and Marlene L. McNeal

fomeara@thompsoncoe.com, jblack@thompsoncoe.com; gmatteson@thompsoncoe.com; zpereira@thompsoncoe.com;
JDeHope@thompsoncoe.com

ADDITIONAL SERVICE INFORMATION (if needed):

2. SERVED BY UNITED STATES MAIL:

Farshad Azizi and Roya Azizi
c/o Capitol Realty, Reza Arshadi
.18345 Ventura Blvd. Suite 510
Tarzana, California 91356

2. SERVED BY UNITED STATES MAIL:

TWENTY LARGEST UNSECURED CREDITORS		
Allan N Simon 17623 Bryan Place Granada Hills, CA 91344-1941	American Ambulance Association 8400 Westpark Drive 2nd Floor Mc Lean, VA 22102	Anthem Blue Cross PO Box 629 Woodland Hills, CA 91365
Arco Business Solutions PO Box 70887 Charlotte, NC 28272	ATT PO Box 5025 Carol Stream, IL 60197	Blue Shield Of California PO Box 749415 Los Angeles, CA 90074
California DMV PO Box 825339 Sacramento, CA 94232	Cardlock Fuel Systems Inc (SC Fuel) PO Box 4159 Orange, CA 92863-4059	Centers for Medicare & Medicaid Svc PO Box 138897 Oklahoma City, OK 73113
Kaiser Foundation Health Plan PO Box 80204 Los Angeles, CA 90080	Keyes European Mercedes-Benz 5400 Van Nuys Blvd Van Nuys, CA 91401	Leader Emergency Vehicles 10941 Weaver Ave South El Monte, CA 91733
Life Assist 11277 Sunrise Park Dr Rancho Cordova, CA 95742	Los Angeles County Fire Dept PO Box 54740 Los Angeles, CA 90054	Monrovia Fire Department Attn Brad Dover Fire Chief 141 E Lemon Avenue Monrovia, CA 91016
Moore Medic PO Box 99718 Chicago, IL 60696	Stericycle Inc PO Box 6578 Carol Stream, IL 60197	Stryker Medical Division 1901 Romence Road Parkway Portage, MI 49002
Stryker Sales Corporation PO Box 93308 Chicago, IL 60673	White Zuckerman Warsawsky Luna Hunt 15490 Ventura Blvd 300 Van Nuys, CA 91408	
OTHER SERVICE PARTIES		
<u>SECURED CREDITOR</u> J. Walter Schaefer Trust 4627 Beverly Blvd. Los Angeles, CA 90004	<u>OUST</u> United States Trustee (LA) 915 Wilshire Blvd., Suite 1850 Los Angeles, CA 90017	